

**GROUP  
EXHIBIT**

**9**

# *The Ford City Condominium Association*

4300 West Ford City Drive  
Chicago, Illinois 60652  
773-581-7911

October 3, 2016

All Unit Owners  
Ford City Condominium Association

Dear Unit Owner:

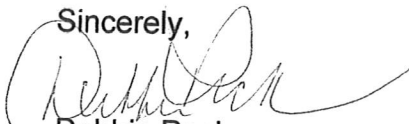
Enclosed please find a copy of the 2017 proposed budget. This proposed budget reflects no increase in the monthly assessment.

This budget will be discussed and acted upon at the November 3, 2016 Board of Directors meeting at the Scottsdale Library located at 4101 W 79th St, Chicago, IL 60652 from 1:00 pm to 2:00 pm.

If you have any questions pertaining to any of the line items, please feel free to contact me.

Thank you for your attention in this matter.

Sincerely,



Debbie Peck  
Property Manager

Encl ✓

## ***Ford City Condominium Association***

### ***2017 Proposed Budget***

<b><u>Expenses</u></b>		<b><u>Income</u></b>	
Electricity	65000.00	Assessments	1031678.00
Gas	70000.00	Eviction Apt Rental	172200.00
Water / Sewer	204000.00	In Unit Maintenance	2500.00
Scavenger	30000.00	Laundry Income	15000.00
Exterminating	4600.00	Sale Lease Package	1000.00
Maintenance Supplies/Services	40000.00	Rental Building	20400.00
Eviction Units Loss	154851.24		
Roofs	75000.00		
Landscape / Snow Removal	35000.00		
Rental Upkeeps	20000.00		
Payroll/Benefits/Taxes	260000.00		
Management Fee	54000.00		
Plumbing	15000.00		
At&t	15600.00		
Licenses/Fees	5000.00		
Elevators	55000.00		
Office Supplies/Postage/Equip	5000.00		
Legal	28000.00		
Insurance/Property/Workers Comp	85000.00		
Reserves	21726.76		
Total	<b>1242778.00</b>	Total	<b>1242778.00</b>

## *The Ford City Condominium Association*

4300 West Ford City Drive  
Chicago, Illinois 60652  
773-581-7911

October 04, 2017

All Unit Owners  
Ford City Condominium Association

Dear Unit Owner:

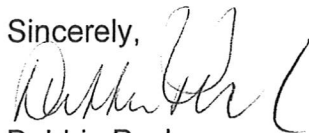
Enclosed please find a copy of the 2018 proposed budget. This proposed budget reflects an increase in the monthly assessment.

This budget will be discussed and acted upon at the next Board of Directors Meeting. Once the date and the time is secured, you will be notified. If this budget is approved, your monthly assessment will increase by 91.82. If you own a garage the assessment for the garage will increase by \$6.53.

The Board of Directors have carefully considered the association's options and lack of funding to the reserves. In order for new owners to receive a mortgage loan, the association MUST fund their reserves. As you may have noticed, significant improvements that have started in the highrise building, from the laundry rooms, lighting to new carpet. In order to accomplish these projects, the line items need to be funded appropriately.

If you have any questions, please contact my office. I can be reached in Tinley Park on Monday, Wednesday and Friday from 10:00 – 4:30 at 708-342-0686 or Tuesday and Thursday in the Ford City office.

Sincerely,



Debbie Peck  
V P Property Management

Encl

***Ford City Condominium Association***

***2018 Proposed Budget***

<b><u>Expenses</u></b>		<b><u>Income</u></b>	
Electricity	\$ 70,000.00	Assessments	\$ 1,313,210.51
Gas	\$ 60,000.00	Apt Rental	\$ 18,000.00
Water / Sewer	\$ 190,000.00	Sale Package	\$ 1,500.00
Scavenger	\$ 32,000.00	Rental Building	\$ 20,400.00
Exterminating	\$ 4,000.00		
Maint Plumbing Outside Services	\$ 150,000.00		
Landscaping Snow Removal	\$ 55,000.00		
Rental Upkeeps	\$ 30,000.00		
Payroll/Benefits/Taxes	\$ 305,000.00		
Management Fee	\$ 54,000.00		
Carpet	\$ 33,259.00		
At&T Alarms Phones Elevators	\$ 20,000.00		
Licences/Fees	\$ 10,000.00		
Elevators	\$ 65,000.00		
Office Supplies/Postage/Equipt	\$ 9,000.00		
Legal	\$ 14,000.00		
Insurance/Property/Workers Com	\$ 92,000.00		
Roofs	\$ 100,000.00		
Reserves	\$ 60,151.51		
Total	\$ 1,353,410.51	Total	\$ 1,353,110.51

Ford City Condominium Association  
2019 Proposed Budget

**Expenses**

Electricity	\$77,000
Gas	\$63,000
Water/Sewer	\$254,000
Scavenger	\$42,000
Extermination	\$4,000
Main Plumbing Outside Services	\$270,000
Landscaping Snow Removal	\$40,000
Rental Upkeeps	\$10,000
Payroll//Benefits/Taxes	\$305,000
Cameras/Equipment	\$58,000
At&T Alarms Phones Elevators	\$20,000
License/Fees	\$10,000
Elevators	\$20,000
Office Supplies/Postage/Equip	\$9,000
Legal	\$20,000
Insurance/Property/Workers Com	\$130,000
Roofs	\$100,000
Laundry Fix/Maintenance	\$40,000
Total Masonry	\$100,000
Reserves	\$60,200
Total	\$1,632,200

**Income**

Assessments	\$1,313,210.51
Apt Rental	\$12,000
Sales Package	\$1,500
Rental Building (Bakery)	\$20,400

Ford City Condominium Association

2020 Proposed Budget

**Expenses**

Electricity	\$82,000
Gas	\$67,000
Water/Sewer	\$204,000
Scavenger	\$42,000
Extermination	\$4,000
Main Plumbing Outside Services	\$370,000
Landscaping Snow Removal	\$40,000
Rental Upkeeps	\$10,000
Payroll/Benefits/Taxes	\$317,000
Camera Equipment	\$58,000
At&T Alarms Phones Elevators	\$20,000
License/Fees	\$10,000
Elevators	\$21,000
Office Supplies/Postage/Equip	\$9,000
Legal	\$20,000
Insurance/Property/Workers Com	\$125,000
Laundry Fix/Maintenance	\$40,000
Total Masonry	\$60,000
Reserves	\$60,200
Total	\$1,559,200

**Income**

Assessments	\$1,313,210.51
Apt Rental	\$12,000.
Sales Package	\$1,500.
Rental Building (Bakery)	\$21,648